

**WEARE PLANNING BOARD**  
**Draft Minutes of the Meeting**  
**Of July 14, 2016**

**Present:** Bruce Fillmore (Vice Chair), Neal Kurk (Secretary), Frank Bolton (Member), Tom Clow (Exofficio), Chip Meany (Land Use Coordinator), Tina Ripley (Minute Taker)

**Guests:**

**I. Call to order**

The meeting was called to order at 7:00 p.m. by Vice Chair Fillmore.

**II. Review of Subdivision Regulations**

Mr. Clow said they talked a lot about road widths so I did some research on the surrounding communities and said at the last meeting I handout those results. Mr. Kurk said he has contacted Jack Munn and asked for a sample of comparable sized towns, but have not heard back from him yet. Vice Chair Fillmore said before we make a decision, he thinks it would be a good idea to have the DPW in to get there opinion. Chip Meany said he spoken to DPW, Fire Department and Police Department so they are aware.

Frank Bolton said there was an issue about vesting. The Board decided to hold off talking about this until the Chair is at the meeting.

Mr. Kurk brought up things he would like to see changed as followed:

Page 5 ó 3.1d Usage ó to add ò, as determined by the Planning Boardö. Mr. Clow said he has no problem with adding it.

Page 5, 3.2 1) Abutter ó Mr. Kurk suggested the definitions be consistent and said he doesn't care which way we go. Mr. Kurk said the Towns definition is different from the State Statue. The Board decided to change it to òas referenced in RSA 672:3 and 676:4bö and removing the current language.

Page 6, 6) building definition ó The Board decided to copy the definition from zoning ordinance. Vice Chair Fillmore said he is all for that. Vice Chair Fillmore asked about changing all the definitions that have a definition in zoning to see definition in zoning ordinance. Mr. Kurk said it is appropriate and there is no problem with that. Mr. Kurk said he would be okay with that. Mr. Meany said with all these changes, it requires the time of someone to actually delete, retype and reconfigure page numbers.

Page 6, 12) engineer definition ó Mr. Kurk said the definitions are different in zoning. The Board decided to make no change.

Page 6, 13) final subdivision plat ó The Board decided to remove the wording in parenthesis (as recently defined relative to Senate Bill 176, pursuant to RSA 478:1-a, approved May 17, 2004, effective January 1, 2005). Vice Chair Fillmore is going to look up the RSA.

Page 10, 5.1A) ó Preliminary Conceptual Consultation Phase ó Mr. Kurk suggested removing the 2<sup>nd</sup> sentence öConceptual Hearings will be conducted during work session meetings of the Planning Board, generally on the fourth (4<sup>th</sup>) Thursday of the month.ö Mr. Clow said with Chairman Francisco's packet we did that already. Mr. Clow said that goes back 10 years ago when they were trying to accommodate the Conservation Commission and the time of the month they have their meeting. Mr. Clow so the plans for subdivision could be on the 2<sup>nd</sup> meeting of the month so the Conservation Commission could have a chance to look at it.

Page 10, 5.1B) The Board decided to remove the last sentence öDesign Reviews will be conducted during regular meetings of the Planning Board, generally on the second (2<sup>nd</sup>) Thursday of the month.ö

Page 11D) ó Mr. Kurk suggested deleting the 3<sup>rd</sup> sentence öApplicants may request a waiver of new application fees when an application has been denied or withdrawn and then resubmitted with modifications with a timely period.ö Mr. Kurk suggested it be öNew applicant fees shall not be charged when there is a re-submission.ö Mr. Meany said usually they don't except for abutter notification. The new wording is öNew application fees shall not be charged when an application has been denied or withdrawn and resubmitted with modifications within 90 days.ö Then we need to delete however & capitalize n in no. Vice Chair Fillmore asked if they needed a definition of application fees under definitions and Mr. Meany said no, there is a list of fees.

Page 52/53 fee schedule ó need to make sure \$10.00 abutter fee notification is there and need two sets of labels for abutters.

Page 20 ó The board agreed to wait on road widths.

Page 32/33 ó Driveways ó Mr. Kurk asked if this was updated and Mr. Meany said yes. Mr. Kurk asked if the update would be put in and Mr. Meany said yes. Vice Chair Fillmore asked if there was anything about driveway location be shown on subdivision plans. Mr. Meany said no. Vice Chair Fillmore said he will write up some language.

### **III. Adjournment.**

Mr. Clow motioned to adjourn at 8:05 pm. Mr. Kurk seconded. Motion passed. 4-0-0.

Respectfully submitted,

Tina Ripley  
Minute Taker